



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of

heatworks  
BETTER SOLUTIONS THROUGH KNOWLEDGE

**TO LET**

## **HYBRID UNIT**

**UNIT 1 OXFORD COURT, OXFORD ROAD,  
GOMERSAL, BD19 4HQ**

742.6 m<sup>2</sup> (7,992 sq ft) – May Divide

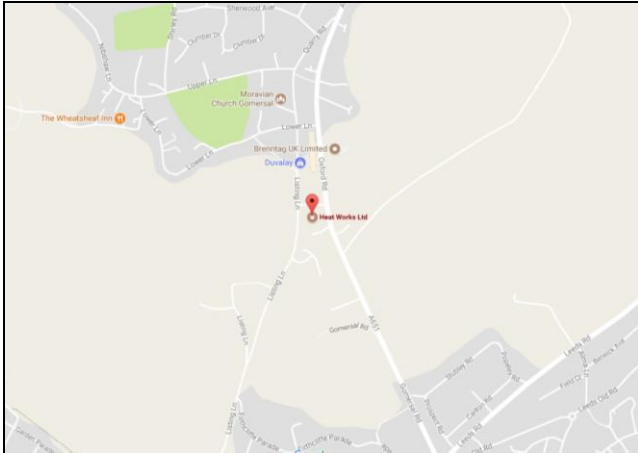


- Flexible accommodation
- Onsite car parking
- Prominent and accessible location

**0113 2348999**

## Location

The premises are located fronting Oxford Road (A661) close to its junction with Leeds/Huddersfield Road (A62) within 1 mile of Cleckheaton town centre accessible to junctions 26 and 27 of the M62 motorway.



## Description

The premises comprise a refurbished two storey 'hybrid' self contained property occupying a secure gated site with parking.

Specification of the premises include:-

- Electrical & fluorescent lighting installations
- Heating including gas radiant & space heaters
- 2 roller shutter doors
- Ground floor feature glazed screen forming potential to create showroom

## Accommodation

Floor	Description	M <sup>2</sup>	(sq ft)
GF	Reception, kitchen, toilets & 2 storage/production areas	371.3	(3,996)
FF	2 studio/office/assembly areas	371.3	(3,996)
Total		742.6	(7,992)

## Services

We are advised the property benefits from all mains services including gas, water, electricity and sewer drainage in addition to individual appliances including lighting. However no tests have been carried out on

any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

From our enquiries of the Valuation Office website we are advised the premises are assessed for business rates as follows:-

Store & Premises

RV £18,000

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate

Unit 1 has an Energy Performance Asset Rating of C (59).

## Terms

The premises are available by way of a new lease granted on an essentially tenants full repairing and insuring basis for a term to be agreed with 3 yearly upward only rent reviews. The lease to incorporate a service charge.

## Rent

£48,000 per annum exclusive\*

\*the landlord would be agreeable to upgrading sections of the property to satisfy occupier requirements on terms to be agreed

## VAT

VAT is applicable upon the rent and service charge.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**

**Tel: 0113 234 8999**  
**[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)**

**Our Ref: 0724/A/M**  
**Updated September 2017**

**Subject to Contract**



**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.